

March 17, 2006

SUBJECT:

A report and recommendation on the Planned Development District Study that was requested by City Planning Commission on January 20, 2006.

BACKGROUND:

On January 6, 2006 the City Planning Commission extended the concept approval for Planned Development Districts that lack final development plans for a period of one year to February 13, 2007 as permitted by Chapter 1429 Planned Development Districts of the Zoning Code. Staff was instructed to study the initial 37 Planned Development Districts that lack final development plans and begin the zone change in process as necessary.

On February 15, 2006, it was determined by the Law Department and planning staff that if a covenant is on file for the property, then a zone change is not necessary. The covenant or the Final Development Plan serves as the zoning guidelines for the property so the property would remain a PD District.

DISCUSSION:

Staff conducted a review of the initial 37 PD Districts. The purpose of the review was to determine the status of each district; 1) Origin: T Zone or Planned Unit Development or Special Housing Overlay District; 2) Evidence of an approved final development plan; 3) Status of the development in regards to construction or on the alternative if the project has been built out with no with further development anticipated.

After review of the initial 37 PD Districts, there are three PD Districts with approved Final Development Plans; PD-7 Laurel Court, PD-18 McMillan Manor and PD-37 Marburg Square and 25 PD Districts that were Planned Unit Developments that have a covenant on file. The 25 PD Districts that do not require further zoning analysis are as follows:

PD-5: The Windings of Lafayette in Clifton, an approved PUD within a Historic District. The development is built out. This PD was approved by the Historic Conservation Board in September 1987. Prior zoning was R-1A and the abutting zoning is SF-20.

PD-6: Mt. Airy Oaks is located at 2461 North Bend Road, in the Mt. Airy neighborhood. This PUD was approved on December 18, 1998 for 152 condominium units on 33.3 acres. Building permits were issued prior to the adoption of the current code. The development is nearing completion. Prior zoning was R-2 single family.

PD-7: Laurel Court, 5870 Belmont Avenue is located in the College Hill neighborhood. This is a local historic structure. A final development plan was reviewed by the City Planning Commission on February 4, 2005 to finish building renovation, construct a parking area and erect screen fencing. This site was originally approved as a Planned Unit Development by the Historic Conservation Board for a conference facility within a R-4 Multi-family zone. The current zoning abutting the property is RM-2.0, SF-6 and SF-20.

PD-9: Stetson Village, Highland Avenue, Stetson Street and Eden Avenue, is located in the Corryville neighborhood. This Planned Development has been the subject of a series of Notwithstanding Ordinances first issued in early 2004 (Ord.#54-2004) and again in 2005 (Ord.#374-2005). Building permits were issued prior to the adoption of the current code. The

project was informally presented to the CPC in July 2005 to supplement the discussion concerning the vacation and sale of Gerard Street and Stetson Street. The current abutting zoning is RMX and RM-1.2.

PD-10 There is no PD-10.

PD-11: Elizabeth Gardens, 2528 Hackberry Street is in the East Walnut Hills neighborhood. It was approved as a Planned Unit Development on April 7, 2000 for 23 dwelling units in 5 buildings. Initial building permits were issued prior to the adoption of the current code. Phases one and two are completed across the Hackberry Street frontage and phase three is under construction. The CPC approved Plat of Subdivisions on December 3, 2004 and August 18, 2005 for phases two and three.

PD-12: Stratford Heights – Located west of Clifton Avenue and north of Straight Street in the Heights neighborhood. This PD was for dormitory style housing and activity buildings for fraternity and clubs associated with the University of Cincinnati. This was initially approved as a Planned Unit Development on 10.6 acres on December 10, 2002. Building permits were issued prior to the adoption of the current code. The project is occupied. Prior zoning was R-5 and R-6 Multi-family. The current abutting zoning is RM-0.7, SF-20 and IR.

PD-14: Herschel Avenue PD is a planned unit development approved on January 5, 1981 for 23 dwelling units on 2.4 acres. Prior zoning was R-3. The current abutting zoning is SF-6. The development has been occupied for more than 23 years.

PD-16: Is located at the intersection of Collins Avenue and Eastern Avenue north and south of Eastern Avenue in the East End community. This PD contains two approved Planned Unit Developments, one that is completed and another with the first phased completed. The first PUD was approved on September 10, 1999 for 48 dwelling units in two buildings south of Eastern Avenue. The buildings are constructed and occupied. The second PUD was approved as a phased project on September 2, 2002 for 68 dwelling units in four buildings. The first phase containing 24 units is completed and occupied at the northwest corner of Collin Avenue and Eastern Avenue. Currently a revised concept plan is being reviewed for the second phase of this project and will be presented to the City Planning Commission in January 20, 2006.

PD-18: McMillan Manor is located at 195 E. McMillan Street in the Mt. Auburn neighborhood. The property occupies the southwest corner of the E. McMillan and Highland Avenue intersection. The property contains 1.83 acres. The City Planning Commission approved a Final development Plan for a six-story apartment building for student housing on October 15, 2004. The structure is currently under construction.

PD-19: This is a 24 dwelling unit Planned Unit Development located at 600 Delta Avenue that was approved on February 16, 1989 by the Director of City Planning. The project has been occupied since 1991. This located within the Mt. Lookout neighborhood. The surrounding current zoning is SF-2 and SF-4. No additional development is expected.

PD-20: The Totten Way housing was a Planned Unit Development approved on March 7, 1986 for 30 dwelling units. It was located west of Totten Avenue and east of Delta Avenue in the Mount Lookout neighborhood. Prior zoning was R-3. Current abutting zoning is SF-4 and SF-6. The attached housing has been occupied since 1988. No further development is expected.

PD-21: This is a Planned Unit Development at 1038-1104 Paxton Avenue approved on August 10, 1989 for a phased development that included two existing residences and seven new single-

family structures. This project is in the Mt. Lookout neighborhood. The first phase consisted of five new residential buildings and was completed by 1992. The City Planning Commission approved a Final Development Plan for phase two consisting of one single-family residences on June 18, 2004. The residence is under construction. A phase three is anticipated for the final single- family structure. The surrounding current zoning is SF-6.

PD-22: Corbly Road and Sussex Street in Mt. Washington neighborhood is the location of a Planned Unit Development approved on March 9, 1995. The project consists of 44 dwelling units for senior adult living on 3.264 acres. The surrounding current zoning is SF-6. No further development is anticipated.

PD-23: Hanover Circle is located in Mt. Washington northeast of the intersection of Beechmont Avenue and Redfield Place. The project was approved as a Planned Unit Development on December 15, 1988. The property is three acres in size. The development is built and occupied with 18 dwelling units, including detached garages. The adjoining zoning is SF-6 and RM 1.2.

PD-24: In Mt. Washington at 6341 Corbly Road is an approved Planned Unit Development on 6.22 acres. There are 37 dwelling units in 11 buildings. This project was approved on August 24, 1982. The abutting zoning is SF-6.

PD-25: Berkshire Club located in Mt. Washington is an approved Planned Unit Development that was approved on April 8, 1988. The housing project contains 72 attached units on 16.636 acres. The surrounding zoning is SF-6. The project is built and occupied. No further construction is expected.

PD-26: The Reserve of Turpin located near the intersection of Kenlee Drive and Copperleaf Avenue in Mt. Washington is a Planned Unit Development containing 216 attached dwelling units on 55.4 acres. It was approved on May 17, 1991. The abutting zoning is SF-6. The development is built out and no further construction is expected.

PD-27: This PD is In Mt. Washington at 2228 Salvador Avenue and was the first Planned Unit Development approved on February 22, 1980. This project includes 42 dwelling units on 5.85 acres. The abutting zoning is RM 1.2 and SF 6. This development is built out and no further construction is anticipated.

PD-28: Rockford Woods is located in the Northside neighborhood. This Planned Unit Development was approved on May 18, 2001 and is to contain 56 single-family homes on subdivided lots on 24.6 acres. Phase one of the development was a CiTiRAMA project with the Cincinnati Home Builders Association and consisted of 10 new homes on 19 lots on 5.6 acres. The City Planning Commission approved a Final development Plan in 2001. The adjoining zoning is SF-6. Phase two has not been started and remains a wooded landscape.

PD-30: Aston Court in the Oakley neighborhood is located at 3758 Marburg Avenue. This Planned Unit Development was approved on October 21, 1988 containing 10 dwelling units on 1.66 acres. This development is built out and no future development is anticipated.

PD-31: This Planned Unit Development is in the Oakley neighborhood at 3734 Marburg Avenue. This project was approved on February 28, 1995 with six dwelling units on 1.46 acres. The project adjoins the Hyde Park Country Club and is built out with no new construction expected.

PD-33: Parkside Court is in the West Price Hill neighborhood at 4700 Glenway Avenue. This Planned Unit Development was approved on December 3, 1991 for 28 dwelling units on 3.7 acres

of land. There are 23 dwelling units constructed. The surrounding zoning is RM 1.2, SF 6, SF 10 and SF 20.

PD-34: Millennium Place is situated in the Westwood neighborhood and located northeast of the Fercroft Drive and Western Northern Blvd intersection. This Planned Unit Development was approved on April 15, 1998 for 18 single-family dwelling units on 5.11 acres. There have been four single-family buildings constructed. The street has been dedicated but not accepted by the City of Cincinnati. The surrounding zoning is SF 4 and SF 6. A Plat of Subdivision was approved by the CPC in 2002.

PD-37: Westfield Station formally Marburg Square is located in the Oakley neighborhood at the intersection of Wasson Road and Marburg Avenue. It was originally approved as a Planned Unit Development for 120 dwelling units on 4.3 acres. The City Planning Commission approved a Final Development Plan on April 15, 2005. The abutting zoning is ML, RM 2.0, SF 4 and SF 6.

Initial review by Staff determined that the following 12 PD Districts require a zoning study to be performed to determine an appropriate zoning designation for the area when the PD expires on February 13, 2007. Zoning Studies will be completed by the end of the year.

PD-1: Techsolve (formally I.A.M.S.) was previously an R-2 (T) zoning district within an Urban Renewal Area. It was approved in 1990 and has a design review component managed by the City Architect as part of the original urban renewal plan legislation and ordinance for this property. Final Development Plans have been reviewed and approved by the City Planning Commission for Lab One Inc., 6700 Steger Drive in June 2004 and Amanta Nonwovens LLC, in November 2004. These two development approvals were the most recent and probably the last since most of the land area has been developed. The neighborhood is Bond Hill.

PD-2: Kellogg Avenue, east of I-275 at Lanter Lane in California neighborhood. This is a former R-4 (T) zone established on March 12, 1997. The concept plan consists of transitional zone district guidelines – permitting office, commercial, hotel/motel, service station and residential uses. The property is currently for sale.

PD-3: 7549 Panama Street is in the neighborhood of California. The Planned Unit Development was approved for 2.8 acres of land along the Ohio River in May 2000. The plan consists of 20 dwelling units in two buildings elevated out of the flood plain. No permits were ever issued for this project. The owner of this property recently acquired the adjacent California Yacht Club and is investigating the possibility of expanding the PD district to include a mixed-use project consisting of residential, commercial and entertainment uses.

PD-4: 440 Lafayette Avenue is the Deaconess Long Term Care facility in the Clifton neighborhood. It was previously zoned R-1A and has been used as a nursing home since before 1963. This has been a non-conforming use since before the previous code's adoption. The concept plan consists of decisions by the previous Director of Buildings and Inspection concerning the extension of the non-conforming use dating from 1965 and 1973.

PD-8: E. University Avenue, Eden Avenue and Fosdick Street is located in the Corryville neighborhood. This was a Special Housing Overlay (SHO) District approved in January 2001 for 24 dwelling units in three buildings on .75 acres. Building permits were issued prior to the adoption of the current code and PD approvals by the CPC were not obtained. The project was recently completed and is occupied. Prior zoning was R-4 Multi-family. Current zoning abutting the property is RMX.

PD-13: The Marjorie Lee Home, 3870 Virginia Avenue, is located at the southeast corner of Shaw Avenue and Virginia Avenue in the Hyde Park neighborhood. The PD was formerly a R-3 (T) zone specifically created for a home for the aged on December 16, 1970. The property is 4 acres in size. The Director of Buildings and Inspection approved several expansions of the home. The T zone guidelines are the concept plan for this PD.

PD-15: Lower Price Hill Industrial Area Urban Renewal Plan was adopted by City Council on June 25, 2003 by Ordinance 243-2003. The concept plan for this PD District is the adopted Urban Renewal Plan. This area includes the Queen City Barrel property that the City of Cincinnati is negotiating to acquire. The plan proposes light industrial re-development and office uses. Final development plans for re-development are not expected until the site clean up is completed within 2-3 years.

PD-17: This PD District contains three potential projects located east of Downtown Cincinnati along Riverside Drive and Eastern Avenue. The PD District area contains approximately 65 acres. The first project is Adams Landing, the second is Stewart's Landing and the third will be on the property owned by the Burns family.

Adams Landing – The Adams Landing project is being developed by Towne Properties with approximately 600 units in five villages is exempt from the requirement of a Final Development Plan review by virtue of City Council Ordinance 407-2001 adopted on October 31, 2001. This approval pre-dates the current zoning code when the property was zoned, DD, Downtown Development District. This area contains approximately 30 acres.

Stewart's Landing – In February, March and April 2005 an informal presentation was made to the City Planning Commission. The Sawyer Place Company owns the subject property and the principal George Stewart has proposed a plan to re-develop the area south of Eastern Avenue along the Ohio River. The land area extends from the Park Board's International Friendship Park on the Ohio River eastward to the Johnson Electric Company at 1841 Eastern Avenue. The new development would be identified as "Stewart Landing". The property currently contains two large buildings that house several businesses including a marketing company, a building product supplier and a river barge terminal operation. The property is approximately 25 acres in size. The mixed-use proposal is for more than a 1,000 residential units, 250,000 square feet of commercial and office space and several towers that extend above the Columbia Parkway elevation. No action was taken by the City Planning Commission in anticipation of a formal concept plan submission at a future date.

Remaining PD-17 Property – This area contains existing lots of record south of Gladstone Avenue owned by the Southwest Ohio Regional Transit Authority (SORTA) and, Gerald R. Burns and family. Further east are various other property owners. The area contains approximately 150 parcels on 10 acres. This area was included in the PD District based on a proposed plan presented to planning staff by the Burns family for construction of a row house development along Eastern Avenue. The project has not materialized.

PD-29: The Drexel in the Oakley neighborhood was formally a R-3 (T) district located at the intersection of Paxton Avenue and Ferdinand Place. The project includes 198 dwelling units in nine buildings 2-4 stories in height on 5.3 acres. The surrounding zoning is OL, RM 2.0, SF-4 and CG-A. The project is completed and occupied.

PD-32: Center of Cincinnati is located in the Oakley neighborhood in the vicinity of Marburg, Ridge, Alamo and Isben Avenues. Formerly a R-5 (T) zone this PD contains numerous large and small commercial businesses and some multi-family structures within a 39.5 acre area.

PD-35: Sun Chemical property located at Este Avenue, Chickering Avenue and Kings Run Drive in the neighborhood of Winton Place was a former R-5 (T) and B-3 zone. The property is approximately 15 acres in size.

PD-36: Millworks. The concept plan was presented to the City Planning Commission on March 5 2004. The Millworks is proposed as a mixed use, master planned development on the site of the former Unova, Cincinnati Milacron and Kirk & Blum properties. The site is approximately 73 acres. Phase one proposes 796,000 square feet of floor area for buildings and structures. It will be developed in two phases according to the concept plan with predominately retail, dining, grocery, personal service and entertainment uses in phase one. Phase two will contain predominately office uses. The site will be bounded by a ring road running from approximately Disney Street on the north to Marburg Avenue. The proposed road includes the widening and upgrading of two existing private streets (Disney and Forrer) to City of Cincinnati standards for future dedication. This PD is located in the Oakley neighborhood.

RECOMMENDATION:

The Community Development and Planning Department staff recommends that the City Planning Commission take the following action:

ACCEPT the Report and recommendation for Planned Development Districts that do not require zoning studies and

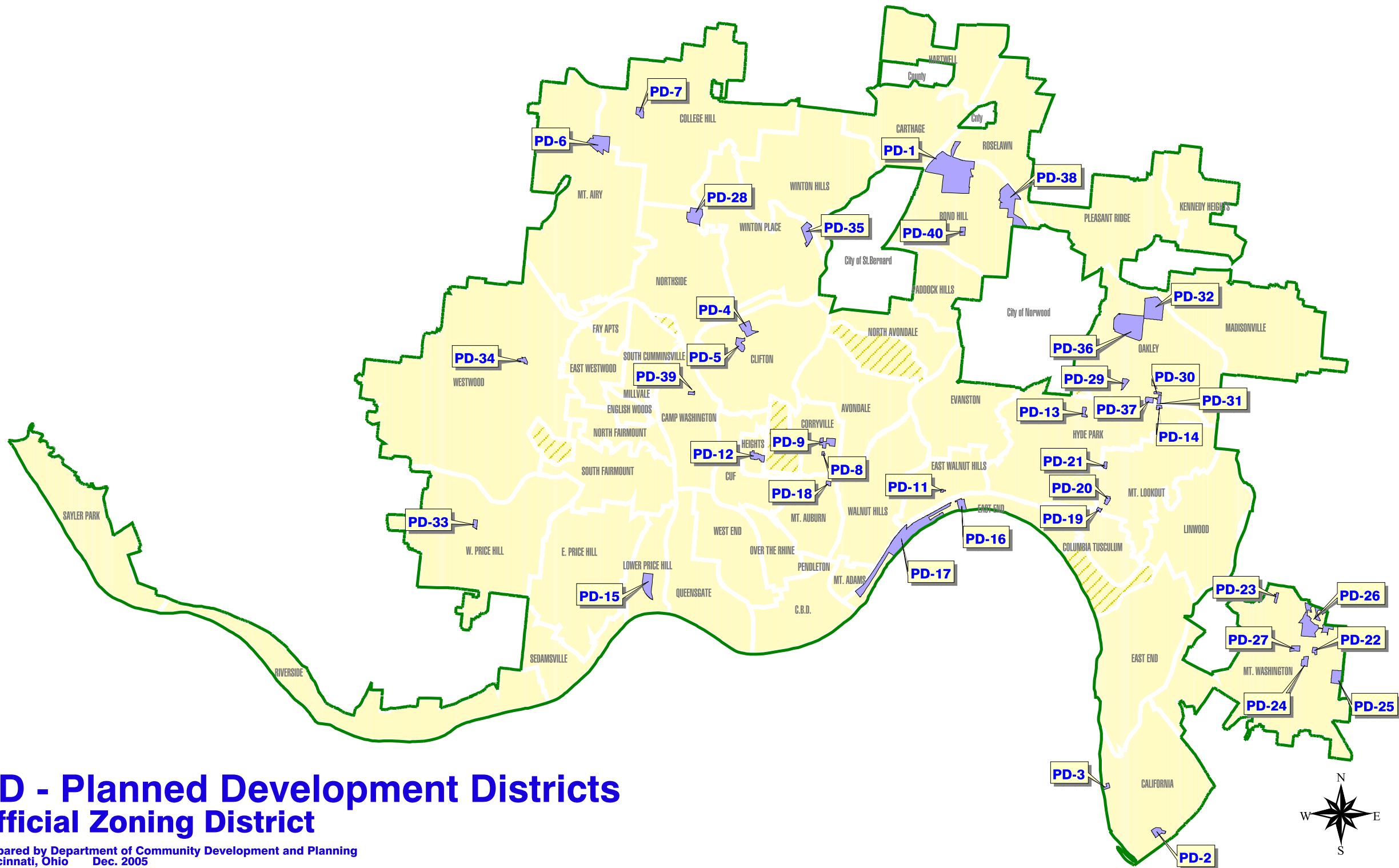
INSTRUCT staff to proceed with zoning studies for the 12 Planned Development Districts that do not have approved Final Development Plans.

Approved:

Respectfully Submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Steve Briggs, Senior City Planner



PD - Planned Development Districts

Official Zoning District

Prepared by Department of Community Development and Planning
Cincinnati, Ohio Dec. 2005